

PRESERVING: ■ FAMILY FARMS ■ SOIL ■ SCENIC VIEWS
 ■ RIVERS & STREAMS ■ CULTURAL SITES ■ SCENIC BYWAYS
 ■ GROUND WATER ■ RURAL CHARACTER



Clarke County Easement News

SPRING

2010

Do you own a working farm in Clarke? Do you have any building rights (DURs) you are willing to retire? Could you use a tax credit or benefit from the sale of one?

The Authority Wants YOU!

If you answered YES to any of these questions, you may be eligible to receive compensation—cash or tax credits—in exchange for putting your land in permanent conservation easement.

Three Ways to Apply

● **Purchase—Option A** You have limited income and own a working farm of a minimum of 30 acres that possesses “prime soils” (based on Natural Resource Conservation Service criteria.) If so, you may qualify for an easement purchase with funds drawn from the Federal Farm and Ranchland Purchase Program.

The purchase offer is based on an appraisal that includes the location and size of the property, number of Dwelling Unit Rights, and resource conservation values such as streams and rivers, wildlife and woodland.

Last year the county used Farm and Ranchland funds to purchase easements on three properties. The purchases ranged from \$93,000 to retire one DUR on 43 acres to \$715,000 to retire five DURs on 204 acres.

HIGHEST PRIORITY!

The Authority needs to have approved applications “waiting in the wings” so it can request matching funds (which have strict application deadlines) as soon as they become available.

● **Easement Purchase—Option B** If you have building rights (DURs) to retire, the Authority may be willing to purchase them—for as much as \$40,000 per DUR—with funding coming jointly from the Virginia Department of Agriculture and Consumer Services and the county. Once again, the price will be determined by a combination of income level and the conservation value of your land.

In addition, you may qualify for state tax credits as well as federal and state tax deductions through this program.

Four easements have been recorded using this option. [An additional four were closing at press time.] Property sizes ranged from ten to 133 acres. The smallest payment was \$25,000 for one DUR; the largest, \$240,000 for six DURs.

● **Donation** If you don’t qualify for the Easement purchase program, consider an easement donation. There is cash available for these through the sale of state tax credits as well as state and federal tax deductions.

Over 40 property owners—who did not want to see the land they love lost or destroyed by development—have put their land in permanent easement via donation through the Authority since its founding in late 2002.

Ready to apply?

Go to http://www.clarkecounty.gov/government/department_information/conservation_easement_authority.html. Then click on “Application, Information and Forms” in

the Index box on the right. It will take only a few moments to complete and doing so will NOT obligate you in any way.

Questions? Call Alison Teetor, (540) 955-5134.

ANOTHER Reason to Act Now

By putting a property in permanent conservation easement, you not only preserve farmland, you also help protect the beauty all around us in Clarke County.

And THIS beauty is more than skin deep.

It’s the key to our very survival—affecting the air we breathe, the water we drink, the soil we use to grow food.

For instance, when rain falls on open space, it seeps through the earth, which filters it. By contrast, when rain falls on surfaces such as asphalt or rooftops, it picks up pollutants that can find their way into our rivers and streams. Researchers have found that where more than 10% of the land is covered in surfaces such as this, water quality is likely to be impaired.

Bring a Friend for More Fun in the Sun... Fifth Annual Donor “Thank You” Reception June 18, 2010

Invitations will mail in late May—but circle June 18 now for the Authority’s Fifth Annual Donor “Thank You” Reception. Following tradition, the event will be held on the Friday before the summer solstice—but with a slight tweak to the guest list. To introduce more community members to the importance of open space preservation, the Authority urges you to bring a colleague, neighbor, family member or friend—to meet fellow donors, share light refreshments and welcome in the new season while savoring the views from one of Clarke County’s most beautiful farms.

Quick Quiz:

Q. How many acres are now permanently protected in Clarke County?

A. More than 20,100 private acres have been conserved in Clarke with close to 16% of that contributed by the Authority since its founding in late 2002.



Contest winners Bonnie Jacobs, Tim Farmer, and Christy Dunkle celebrate their win on opening night of the Authority’s Photo Exhibit: Celebrating Open Space at the Fire House Gallery in Berryville. The Easement

Authority sponsored the contest to call attention to the importance of preserving open space in Clarke County. Their photos, plus eight additional winners, are for sale at the gallery with a portion of the proceeds going to the Authority to support its work.

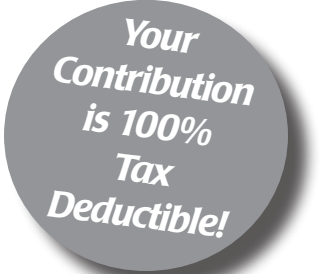
THANK YOU DONORS For Your Generous & Ongoing Support!

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Clarke County
Conservation
Easement
Authority
101 Chalmers Court
Berryville, VA 22611

Please join these individuals in helping preserve open space in Clarke County. Complete and mail this form together with your check or credit card instructions in an envelope to the address below.

YES! I want to help preserve open space in Clarke County.

☐ Please accept the enclosed donation in the amount checked below made payable to Clarke County Conservation Easement Authority.
☐ Instead, please charge my credit card for the amount checked below. ☐ MasterCard ☐ VISA

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Signature		
<input type="checkbox"/> \$15 <input type="checkbox"/> \$25 <input type="checkbox"/> \$35 <input type="checkbox"/> \$50 <input type="checkbox"/> \$75 <input type="checkbox"/> \$100 <input type="checkbox"/> Other \$_____		
Name		
Address		
City	State	ZIP

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